

**TRANSFER
TAX
PAID**

Doc # 2004037262
Book 8220 Page 0346

47-175
#04995

**WARRANTY DEED
Statutory Short Form**

We, **DAVID J. LANTAGNE** and **DIANE E. LANTAGNE** of 60 Mayflower Hill Drive, Waterville, ME 04901, for consideration paid, grant and convey to **WILLIAM D. GARD** and **ANN C. GARD** of P. O. Box 66, W. Yarmouth, MA 02673, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

Certain lots or parcels of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being Lots Numbered Twenty-three (23) and Thirty (30) on the Plan of Gilman Heights made by F.V. Armstrong dated December 4, 1939, and recorded in the Kennebec County Registry of Deeds in Plan Book 12, Page 77, to which reference may be had for a more particular description.

Said premises are conveyed subject to the following restrictions which will be binding upon said grantees and all persons claiming or holding under or through said grantees and shall be deemed as covenants running with the land.

1. No lot of land shall be sold, the dimensions of which are less than seventy-five (75) feet by one hundred (100) feet.
2. No building for the use of more than one (1) family shall be built thereon.
3. The main entrance of any single dwelling built thereon shall face the street.
4. The front wall of any such building shall be at least thirty-five (35) feet from the street line, thereby extending a uniform building line thirty-five (35) feet from said street line.
5. Each building thereon must provide a space of at least fifteen (15) feet on each side of the building to the respective boundary lines.
6. The cost of each main building on these lots shall be at least eight thousand dollars (\$8,000.00), exclusive of all other buildings, landscaping, and any other improvements to the land, not directly affixed to the main building.
7. No part of said property shall be used for any commercial purposes of any kind whatsoever.
8. On subsequent sales of land, the sale shall be governed by the so-called "Neighborhood Improvement Act" suggested by the National Association of Real Estate Boards.
9. The plans of new homes must be submitted to and approved by Gilman Heights Incorporated.

Said lots are conveyed with the foregoing restrictions which are covenants affixed to and running with the land and applicable to all lots hereafter to be sold by the said Gilman Heights Incorporated in the plot of land known as "Gilman Heights" and for a violation of the terms therein or any of them by said grantees or any persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved to said Gilman Heights Incorporated, and its assigns or to the owner of any lot in said plot known as "Gilman Heights" to proceed at law or in equity to compel compliance thereof.


② M R B S

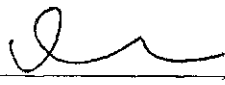
47-175


Being the same premises conveyed to David J. Lantagne and Diane E. Lantagne by Warranty Deed from Gary Robinson dated 2003, and recorded in the Kennebec County Registry of Deeds in Book 7690, Page 327.

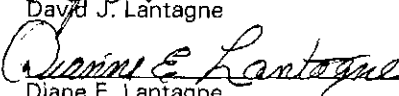
WITNESS our hands and seals this 29th day of November, 2004.

Signed, Sealed and Delivered
in the presence of:







David J. Lantagne



Diane E. Lantagne

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: November 29, 2004

Then personally appeared the above named David J. Lantagne and Diane E. Lantagne and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public
Print
Name: **ROBERT M. MARDEN**
Attorney at Law/Notary Public, Maine
My Commission expires December 4, 2009

Received Kennebec SS.
11/30/2004 8:33AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS